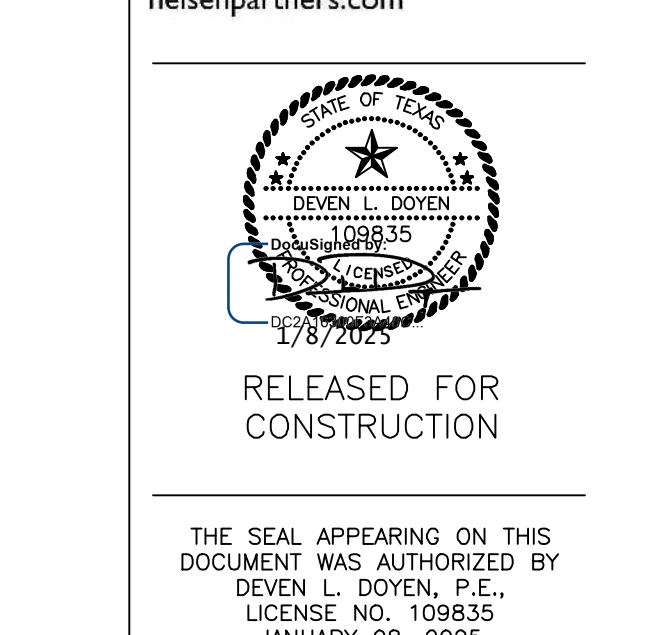
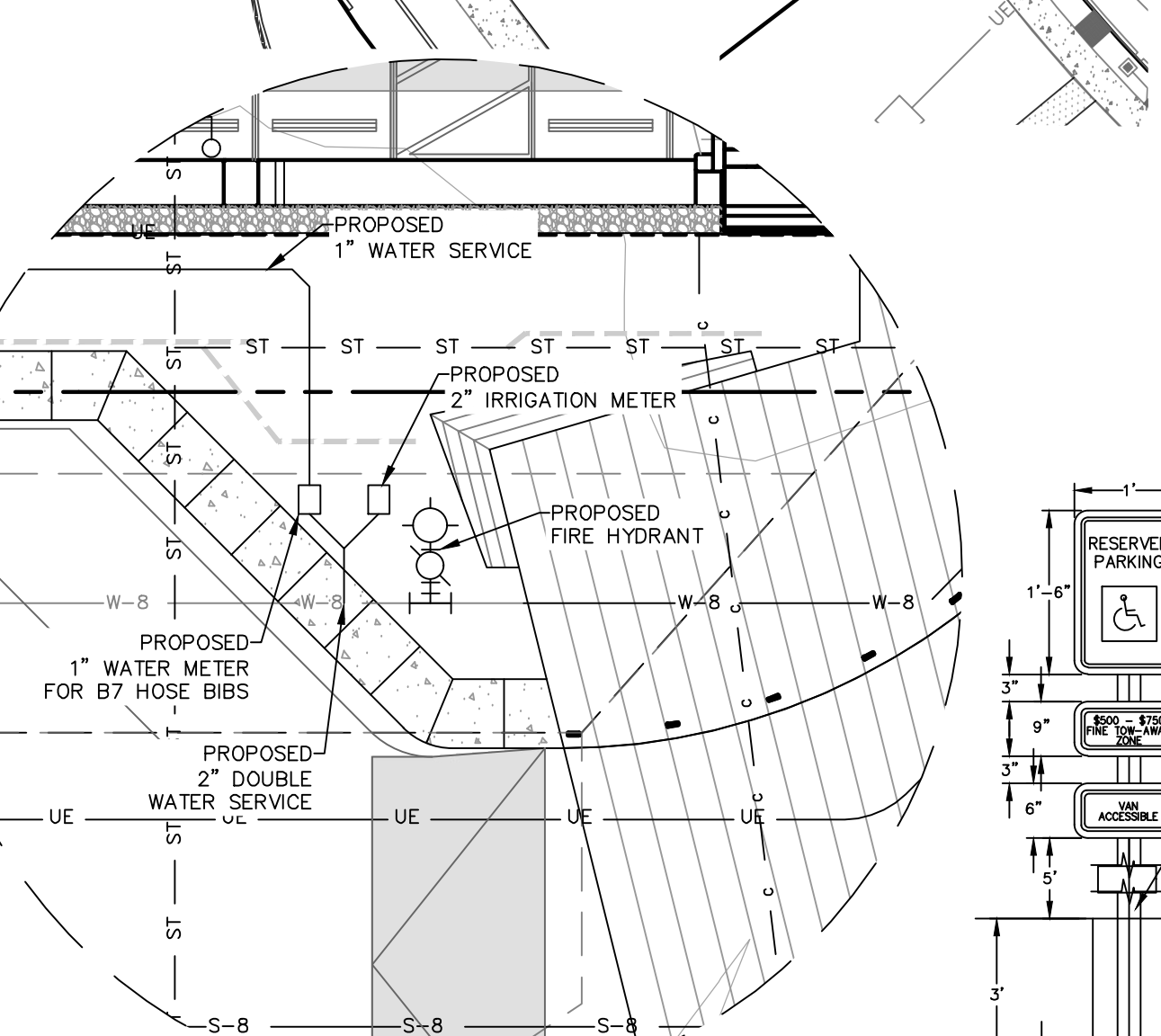
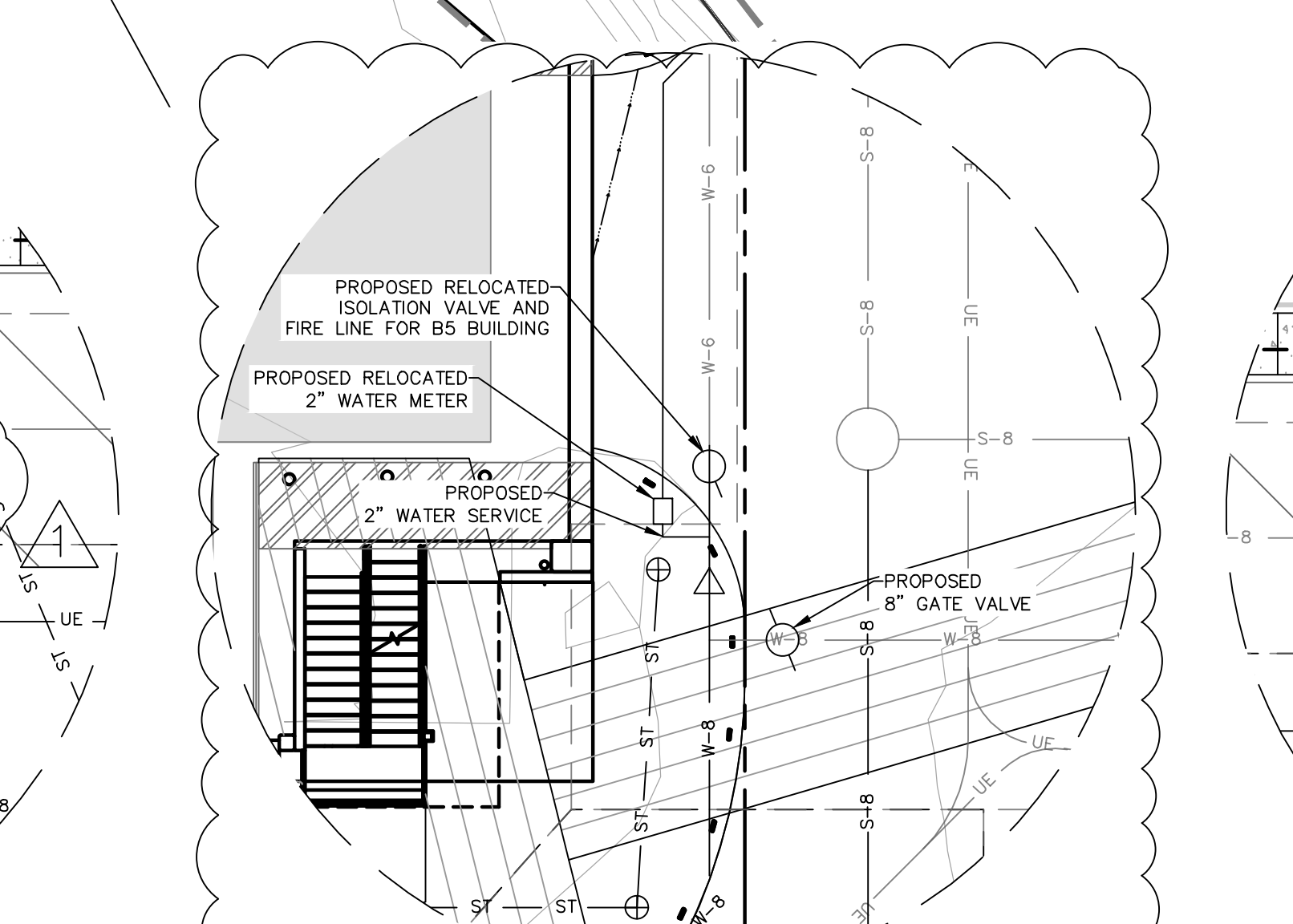
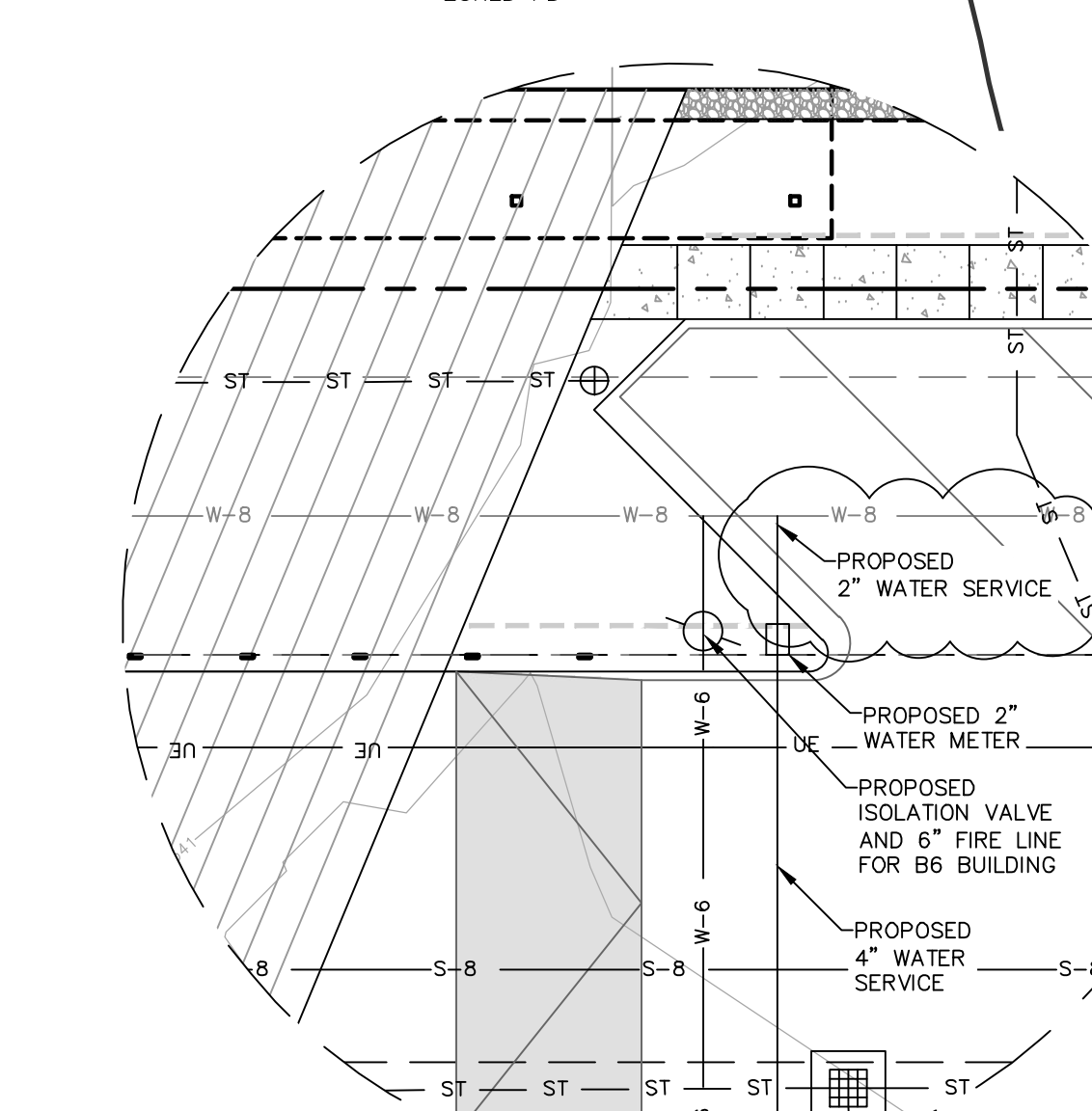
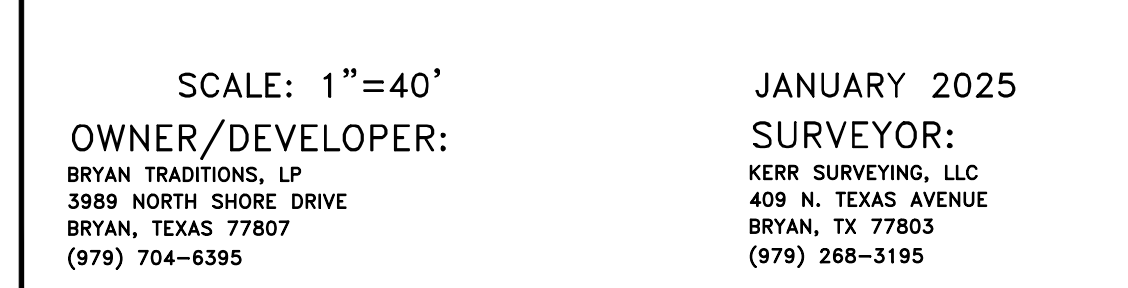
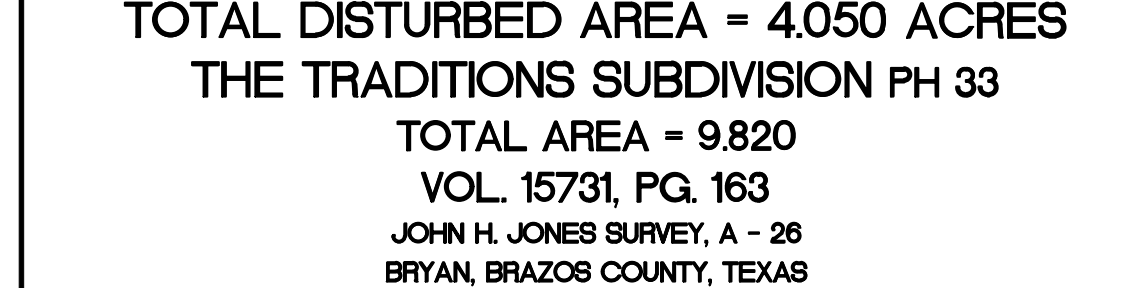
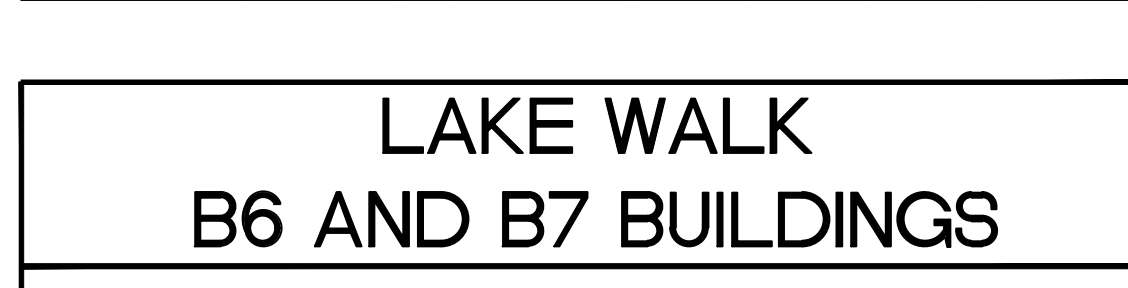
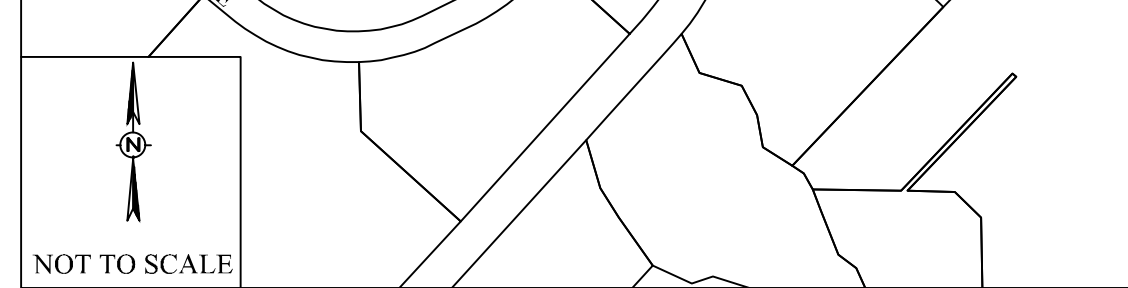
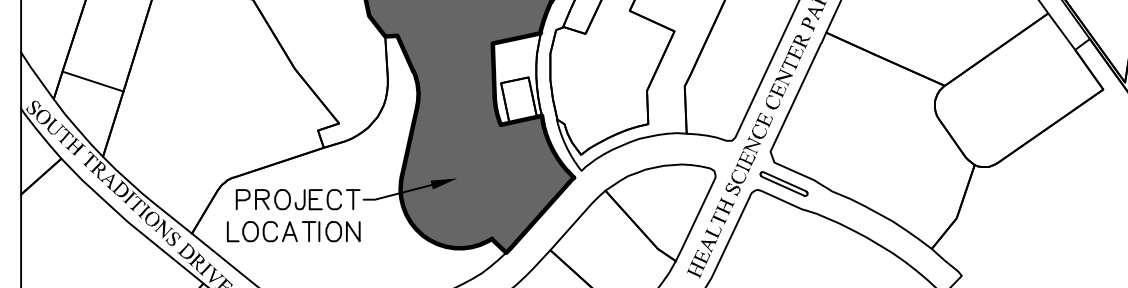
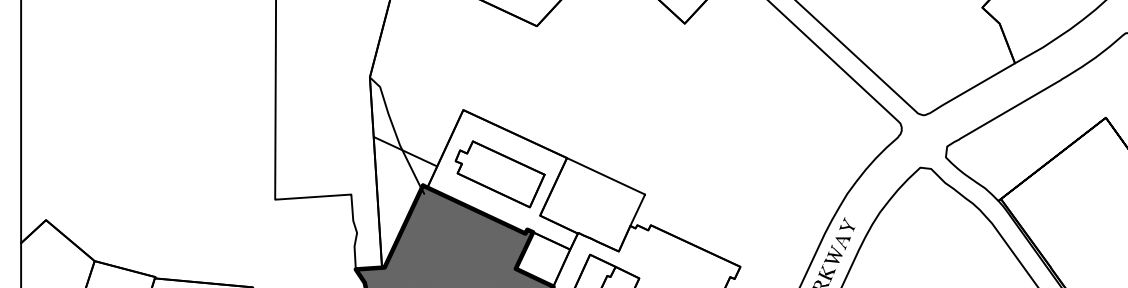
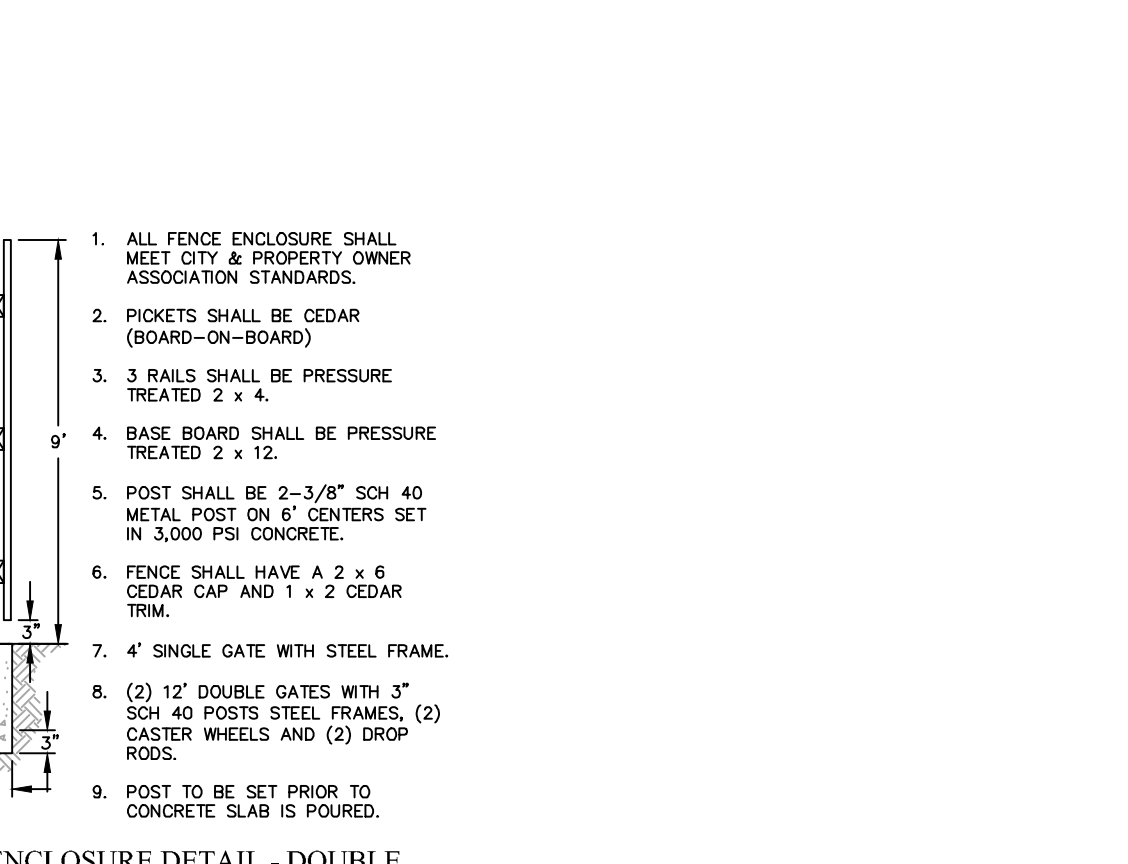


- GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR WATER, SEWER, STREETS, DRAINAGE. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE. (ORDINANCE NO. 2011)
 - ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION.
 - PROVIDER: (800) 344-4377
 - DIETTES: (979) 772-2004
 - SUDEN LINK COMMUNICATIONS: (979) 599-2429
 - PROVIDER COMMUNICATIONS: (979) 821-4783
 - WATER/SEWER CITY OF BRYAN: (979) 229-5800
 - PROVIDER: (979) 821-4700
 - CITY OF BRYAN: (979) 229-5800
 - THE CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
 - THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART F FOR TRENCHING AND SHIELDING.
 - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
 - IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WATER MEANS NECESSARY TO THE INSTALLATION OF A CONSTRUCTION EXIT AND SALT FENCE AS NECESSARY.
 - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TYPICAL GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
 - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED BLOCK BY BLOCK BY THE CONTRACTOR. WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOU WILL BE REVEGETATED. REVEGETATED AREAS SHALL BE SEEDED OR SOODED WITH 14 CALENDER DAYS OF LAST DISTURBANCE.
 - EROSION INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
 - LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLAN. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
 - ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION; REFER TO PAVEMENT PLAN FOR PAVEMENT DETAILS.
 - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR PROTECTED OVERHEAD POWER LINES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT CROSS OR ADJACENT TO EXISTING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND QUALITY OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
 - A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDEFINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
 - ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
 - THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
 - ADAPTED DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE OTDOR OR STRUCTURE, DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
 - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
 - THE IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AN INSTALLED AS PER CITY ORDINANCE 2384.
 - ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
 - THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION. HOWEVER, THE ELECTRONIC FILE AND INFORMATION GENERATED BY SCHULTZ ENGINEERING, L.C. (SE) FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHOM IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR MEDIUM, THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED AS IS WITHOUT ANY WARRANTY AS TO IT'S ACCURACY, PRECISION, FREQUENT ERROR OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE, THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
 - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, AND TO MAINTAIN, INSPECT, PATROL, DIAGNOSE, REPAIR, REMOVE, AND REPLACE FACILITIES THROUGHOUT THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDEFINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.

- SITE SPECIFIC NOTES
- THE OWNER OF THE PROPERTY HAS MULTIPLE OWNERS. THE SUBJECT PROPERTY IS THE TRADITIONS SUBDIVISION PHASE 33. PROPERTY IS ZONED PLANNED DEVELOPMENT-WAIVED USE DISTRICT (PD-W) APPROVED ON 05/11/2021.
 - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 4.050 ACRES (176,433 SF).
 - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR WARRIOR COUNTY, TEXAS AND INCORPORATED AREAS. THE COUNTY MAP NO. 480083, PANEL NO. 0282E, MAP NO. 480410282E, EFFECTIVE DATE MAY 16, 2011.
 - THE MINIMUM REQUIRED FLOW FOR A OFFICE/RETAIL BUILDING BE TYPE II OF 103,000 SF IS 3,500 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FLOW BY 50% TO 1,750 GPM. TWO FIRE HYDRANTS ARE REQUIRED. THE PROPOSED HYDRANTS WILL BE SUFFICIENT.
 - PAVING LOT STRIPES OTHER THAN FIRE LANE STRIPES SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, ITEM 606, TYPE 3 MARKING MATERIALS.
 - THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKAGE LID SHALL SUPPLY THE SAME PROTECTION AS THE MAP OR USA. LIGGS LOCKING LID AT MINIMUM AN ALTERNATING LOCKAGE LID SHALL BE APPROVED BY THE FIRE MARSHAL OR HIS DESIGNEE.
 - CONTOUR SHOW ARE FROM FIELD SURVEY DATA.
 - THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE EASEMENTS WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
 - ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT BE THE CITY OF BRYAN LOGO ON COVERS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL DEBRIS AND WASTE. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
 - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
 - ALL FIRE HYDRANTS SHALL BE INSTALLED TO CORRECT HEIGHT. NO EXTENSIONS ALLOWED.
 - ALL FIRE HYDRANTS SHALL HAVE STORZ QUAKER TURN PALMER CONNECTION, STORZ ADAPTERS ARE ALLOWED.
 - REMOVABLE BOLLARDS ARE TO BE LOCKED BY KNEX FALLOCKS APPROVED BY THE BRYAN FIRE MARSHAL'S OFFICE.

UTILITY DEMAND		PARKING	
WATER DEMAND		PROPOSED PARKING	
AVERAGE	35 GPM	213 SPACES PARKING	
MAXIMUM (PEAK)	140 GPM	8 SPACES ACCESSIBLE PARKING	
2" DOMESTIC WATER METER		221 SPACES PROVIDED	
SANITARY SEWER DEMAND PER		BENCHMARK INFORMATION	
AVERAGE	17.5 GPM	TBM 1	N: 102204767.8647 E: 5539130.2653 ELEV.: 540.29 (CHIESELD X IN CONCRETE)
MAXIMUM (PEAK)	70 GPM	TBM 2	N: 102204914.7647 E: 5539175.1253 ELEV.: 540.32 (CHIESELD X IN CONCRETE)
0.104 % MIN. SLOPE		FITTURE UNITS = 221	
FITTURE UNITS ALLOWED = 700		PIPE SLOPE OK	



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOVEN, P.E., LICENSE NO. 109835, JANUARY 08, 2025

Date
12/20/2024 - CD'S
Revisions

LAKE WALK
B6 AND B7 BUILDINGS

TOTAL DISTURBED AREA = 4.050 ACRES
THE TRADITIONS SUBDIVISION PH 33

TOTAL AREA = 9,820
VOL. 15731, PG. 163
JOHN H. JONES SURVEY, A - 26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 40'

OWNER/DEVELOPER:
BRYAN TRADITIONS, LP
3889 NORTH SHORE DRIVE
BRYAN, TX 77803
(979) 704-6395

JANUARY 2025
SURVEYOR:
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 288-3195

ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11998
COLLEGE STATION, TX 77842
(979)764-3900

